056.0	0002	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	792,500 / 792,500
					USE VALUE:	792,500 / 792,500
					ASSESSED:	792,500 / 792,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	-20	LAUREL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	18-20 LAUREL STREET LLC
Owner 2:	
Owner 3:	
Street 1:	294 HARVARD ST
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	LUCARELLI STEPHANIE L -
Owner 2:	-
Street 1:	20 LAUREL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,412 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 2396 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3412.000	426,800		365,700	792,500
Total Card	0.078	426,800		365,700	792,500
Total Parcel	0.078	426,800		365,700	792,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.76 | /Parcel: 330.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	37338
GIS Ref	
GIS Ref	
Insp Date	09/08/18

!4630!

PREVIOUS ASSESSMENT

Parcel ID: 056.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	427,000	0	3,412.	365,700	792,700	792,700	Year End Roll	12/18/2019
2019	104	FV	327,300	0	3,412.	365,700	693,000	693,000	Year End Roll	1/3/2019
2018	104	FV	327,300	0	3,412.	245,500	572,800	572,800	Year End Roll	12/20/2017
2017	104	FV	306,700	0	3,412.	235,100	541,800	541,800	Year End Roll	1/3/2017
2016	104	FV	306,700	0	3,412.	214,200	520,900	520,900	Year End	1/4/2016
2015	104	FV	272,800	0	3,412.	172,400	445,200	445,200	Year End Roll	12/11/2014
2014	104	FV	272,800	0	3,412.	154,100	426,900	426,900	Year End Roll	12/16/2013
2013	104	FV	284,000	0	3,412.	146,300	430,300	430,300		12/13/2012

PRINT

Date	Time
12/10/20	19:37:45

LAST REV

Date	Time
11/17/20	11:23:08
danam	
4630	

USER DEFINED

Prior Id # 1:	37338
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUCARELLI STEPH	75371-280		8/14/2020		675,000	No	No		
	10123-34		8/13/1962			No	No		Elinor Lucarelli D.O.D 8/4/2013. Eugene D. Lu

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2020	1072	Addition	7,800	O				
10/11/2013	1529	Re-Roof	14,380	C				
5/21/2004	399	Siding	21,000			G6	GR FY06	
12/27/1999	856	Porch	10,000					REBILD FRT PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2020	SQ Returned	MM	Mary M
9/9/2020	SQ Mailed	JO	Jenny O
9/8/2018	MEAS&NOTICE	PH	Patrick H
1/28/2014	Info Fm Prmt	EMK	Ellen K
5/15/2009	Meas/Inspect	372	PATRIOT
3/21/2005	Permit Visit	BR	B Rossignol
3/8/2005	External Ins	BR	B Rossignol
4/18/2000	Inspected	243	PATRIOT
1/6/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3412		Sq. Ft.	Site		0	70.	1.53	11									365,652						365,700	

Total AC/HA:	0.07833	Total SF/SM:	3412	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	365,652	Spl Credit		Total:	365,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	40	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99982506
Const Adj.:	0.95954818
Adj $ / SQ:	163.095
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	618507
Depreciation:	191737
Depreciated Total:	426770

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

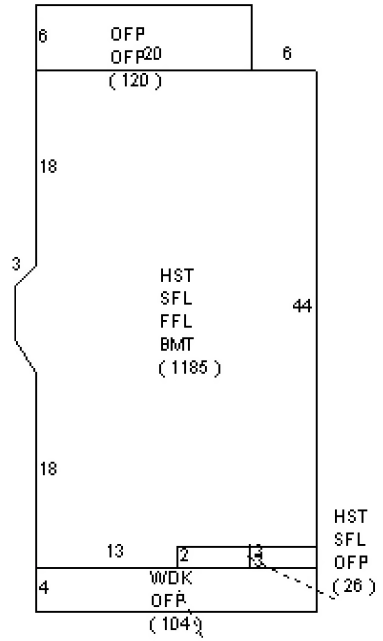
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	163.09
Special Features:	0	Val/Su Net:	91.57
Final Total:	426800	Val/Su SzAd	142.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,211	163.090	197,508
BMT	Basement	1,185	48.930	57,980
FFL	First Floor	1,185	163.090	193,267
HST	Half Story	606	97.860	59,252
OFP	Open Porch	370	20.110	7,441
WDK	Deck	104	14.980	1,558

Net Sketched Area: 4,661 | Total: 517,006

Size Ad | 3001.5 | Gross Are | 5266 | FinArea | 2396

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

056.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: